



# City of Carmel

## Carmel Board of Zoning Appeals Regular Meeting Monday, April 23, 2007

**Time:** 6:00 P.M.  
**Place:** Council Chambers  
Second Floor, City Hall  
One Civic Square  
Carmel, IN 46032

### AGENDA:

- A. Call to Order (6:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
- H. Public Hearing:

#### **1-7h. Applegate Condominiums**

The applicant seeks the following development standards variance and special use approvals:

<b>Docket No. 07010002 V</b>	Section 23D.03.C.3.k(ii)	<b>maximum building height</b>
<b>Docket No. 07010003 V</b>	Section 23D.03.C.3.f(i)	<b>parking in front yard</b>
<b>Docket No. 07010004 V</b>	Section 23D.03.C.3.i(i)	<b>roof pitch</b>
<b>Docket No. 07010005 V</b>	Section 23D.03.C.3.a(ii)	<b>building mass/width</b>
<b>Docket No. 07010006 V</b>	Section 23D.03.C.3.e(ii)	<b>landscape requirements</b>
<b>Docket No. 07010007 SU</b>	Section 10.02.A	<b>special uses</b>
<b>Docket No. 07010014 V</b>	Section 23D.03.C.3.c.iii(b)	<b>lot coverage over 70%</b>

The site is located at 130 Second St. NW., and is zoned R-4/Residence within the Old Town Overlay – Character Subarea. Filed by Thomas Lazzara for On Track Properties, Inc.

#### **8-10h. TABLED: West Carmel Shoppes - Signage**

The applicant seeks the following development standards variance approval:

<del><b>Docket No. 06120007 V</b></del>	<del>Section 25.07 Sign Chart B</del>	<del>sign height</del>
<del><b>Docket No. 06120008 V</b></del>	<del>Section 25.07.01.04</del>	<del>off-premise sign</del>
<del><b>Docket No. 06120009 V</b></del>	<del>Sections 25.07.01.08, 25.07.02.09</del>	<del>number of signs</del>

The site is located at southeast corner of 106<sup>th</sup> St and US 421 is zoned B-3/Business and within the US 421 Overlay. Filed by Paul Reis of Bose McKinney & Evans, LLP.

#### **21-22h. Hamilton Beverage**

The applicant seeks the following development standards variance approvals:

<b>Docket No. 07020025 V</b>	<b>Section 25.07.02-08.c</b>	<b>maximum sign square footage</b>
<b>Docket No. 07020026 V</b>	<b>Section 25.07.02-08.b</b>	<b>sign oriented east</b>

The site is located at 2290 E. 116th St. and is zoned B-8/Business.

Filed by Mary Solada of Bingham McHale, LLP for United Package Liquors.

**23-31h. TABLED: Merchants' Square - Signage**

~~The applicant seeks the following development standards variance approval:~~

<del>Docket No. 07020030 V</del>	<del>Section 25.07.02-09.b</del>	<del>number of monument signs</del>
<del>Docket No. 07020031 V</del>	<del>Section 25.07.02-09.b</del>	<del>all tenants not on sign</del>
<del>Docket No. 07020032 V</del>	<del>Section 25.07 Sign Chart A</del>	<del>sign height</del>
<del>Docket No. 07020033 V</del>	<del>Section 25.07 Sign Chart A</del>	<del>square feet, monument sign</del>
<del>Docket No. 07020034 V</del>	<del>Section 25.07.02-11.b</del>	<del>number of directory signs</del>
<del>Docket No. 07020035 V</del>	<del>Section 25.07.01.04</del>	<del>off-premise sign</del>
<del>Docket No. 07020036 V</del>	<del>Section 25.07.01.04</del>	<del>off-premise sign</del>
<del>Docket No. 07020037 V</del>	<del>Section 25.07 Sign Chart A</del>	<del>setback</del>
<del>Docket No. 07020038 V</del>	<del>Section 25.07 Sign Chart A</del>	<del>setback</del>

~~The site is located at 2160 Keystone Way and is zoned B-8/Business.~~

~~Filed by Amanda Gates of Sign Craft Industries.~~

**11-15h. TABLED: The Corner – Signs**

~~The applicant seeks the following development standards variance approvals:~~

<del>Docket No. 07030021 V</del>	<del>Section 23F.13.01.A</del>	<del>ground sign prohibited in overlay</del>
<del>Docket No. 07030022 V</del>	<del>Section 25.07.02-9.b</del>	<del>total number of signs</del>
<del>Docket No. 07030023 V</del>	<del>Section 25.07.02-9.b</del>	<del>number of tenants shown on ground sign</del>
<del>Docket No. 07030024 V</del>	<del>Section 25.07.02-9.d</del>	<del>ground sign height</del>
<del>Docket No. 07030025 V</del>	<del>Section 25.07.02-10.e</del>	<del>location within proposed road right of way</del>

~~The site is located at the southwest corner of 116<sup>th</sup> St. & Range Line Rd. The site is zoned B-3/Business within the Carmel Dr – Range Line Rd Overlay.~~

~~Filed by Paul Reis of Bose McKinney & Evans LLP.~~

**16-18h. Pinnacle Pointe – Signs**

~~The applicant seeks the following development standards variance approvals:~~

<del>Docket No. 07030018 V</del>	<del>Section 25.07.02-10.b</del>	<del>signs oriented south</del>
<del>Docket No. 07030019 V</del>	<del>Section 25.07.02-10.b</del>	<del>total number of signs</del>
<del>Docket No. 07030020 V</del>	<del>Section 25.07.02-10.b</del>	<del>sign types</del>

~~The site is located at 12065 Old Meridian St. and is zoned B-6/Business within the US 31 Overlay.~~

~~Filed by Nancy Long of A-1 Expeditors, Inc.~~

- I. Old Business
- J. New Business
- K. Adjournment